

November 22, 2021

David Robbins, Chairman
Grafton Planning Board
Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

RE: 244 Worcester Street, Grafton, Massachusetts

Dear Chairman Robbins and Members of the Board:

Since the last public hearing conducted by the Planning Board on the above referenced Application of Churchill & Banks Companies, LLC and Wyman Gordon Company for a Special Permit, the development team has been busy in making modifications to the proposed plan responsive to comments received during the course of the public hearing process. Revised site plans and a revised Stormwater Management Report have been submitted separately to your Board. The changes will be reviewed during the public hearing process but most importantly, the revisions reflect the following major changes incorporated due to the feedback through the hearing process:

1. A reduction in project scope to reduce the construction of what had been proposed and the 368,900 square foot industrial shipping distribution warehouse to a building used for the same purpose consisting of 331,700 square feet;
2. Reduction in the overall height of the structure from 45 feet to 36 feet; and
3. Continuation of the evolution of the building façade facing Worcester Street as reflected in the most recent site plan application as submitted to the Board.

The changes have been facilitated by the Planning Board's direction that the utilization of reserve parking would be supported by the Board under these circumstances. The revised Site Plan reflects the utilization of reserved parking in a manner that will be more fully discussed during the course of the public hearing process.


The foregoing changes have a material economic impact upon the development; however, Churchill and Banks Companies, LLC is prepared to make these changes in order to demonstrate that the comments received during the course of the public hearing process have been carefully considered by the development team and the development scaled appropriately so as to better work within the confines of the neighborhood and the parameters of the Zoning Bylaw.

Fletcher Tilton^{PC}

Attorneys at law
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We look forward to the opportunity to further discussions with regard to these plans at the next available public hearing which is currently scheduled for December 13, 2021.

Very truly yours,



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MLD/mmp
Enclosures